

FOR SALE
WEST WING OF FORMER BISSET'S HOTEL
GULLANE, EH31 2AA

HOME

LOCATION

IMAGES

PLANNING

CONTACT

- Prime Residential Development Site
- Planning submitted for conversion to 8 apartments
- Net Sellable Area proposed: 922 sq.m (9921 sq.ft)
- Site Area approx. 0.09 ha (0.224 acres)
- Offers Invited



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DESCRIPTION

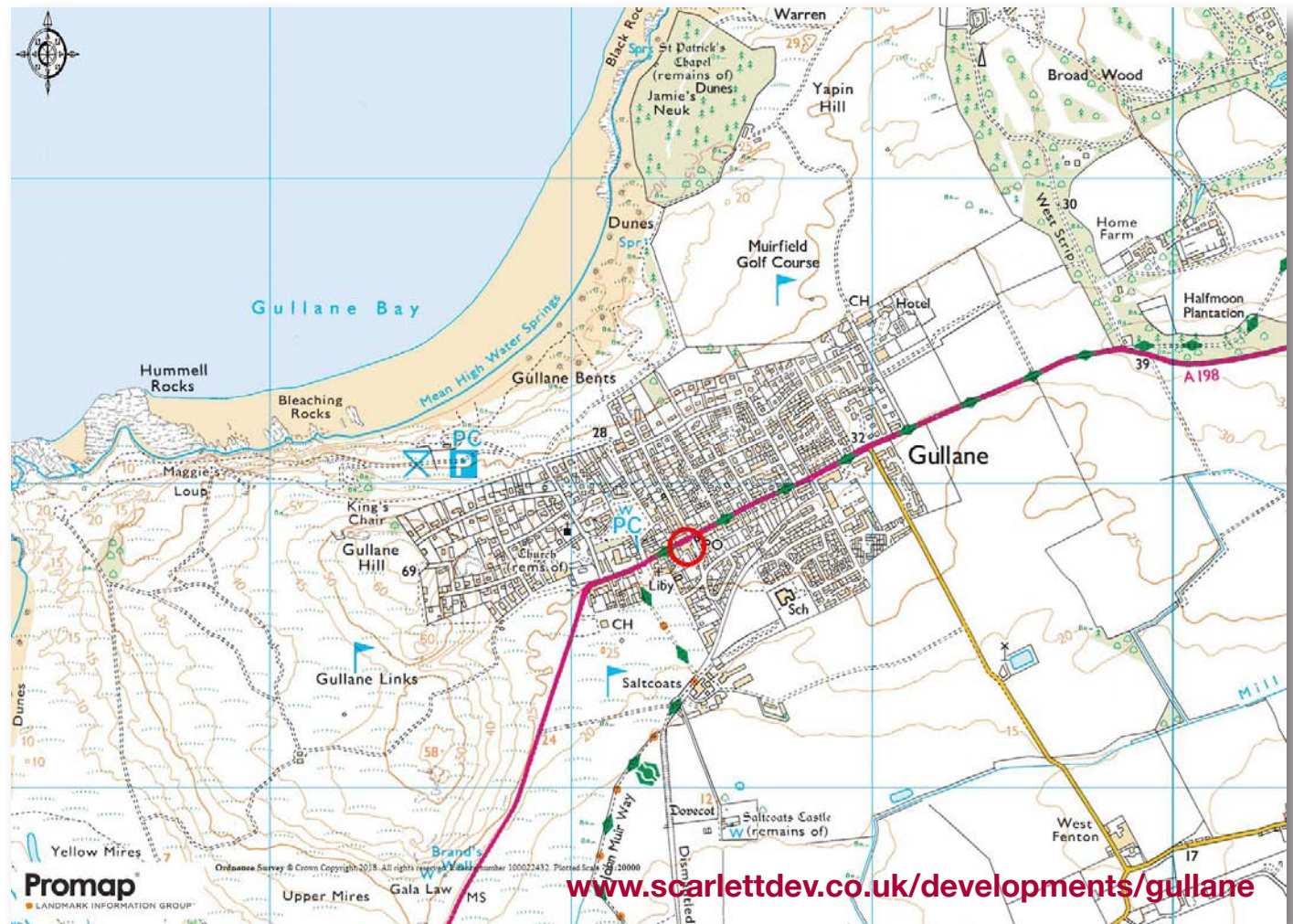
The site comprises the former Bisset's Hotel (west wing) which adjoins the newly constructed Muirfield Nursing Home. The nursing home is located to the rear and is operational. The remainder of the nursing home (adjoining the building for sale) is due for completion in October 2018, all going well.

Planning has been submitted for 8 apartments totalling 922 sq.m (9921 sq.ft) within a site area of approx. 0.09 ha (0.224 acres). The site is located in the heart of Gullane, fronting Main Street, with easy access to all the amenities that Gullane has to offer. The site is bordered to east by the nursing home and to the west by a converted A listed Parish Church Hall.

The building falls within the Gullane Conservation Area but is not listed.

LOCATION

Gullane is a small coastal town in East Lothian, approx. 20 miles east of Edinburgh. It has an award-winning beach and is surrounded by countryside making it ideal for walking, cycling and water sports. Gullane has 5 golf courses: Gullane 1, Gullane 2, Gullane 3, Luffness Golf Course and the British Open Championship Golf Course Muirfield. Kilspindie, Craigiellaw and Archerfield are a short drive away. Within Gullane there is a local primary school with secondary schooling available at North Berwick High School approx. 7 miles away. The nearest train station is located in Drem approx. 4 miles away with a journey time to Edinburgh Waverley of approx. 25 minutes.



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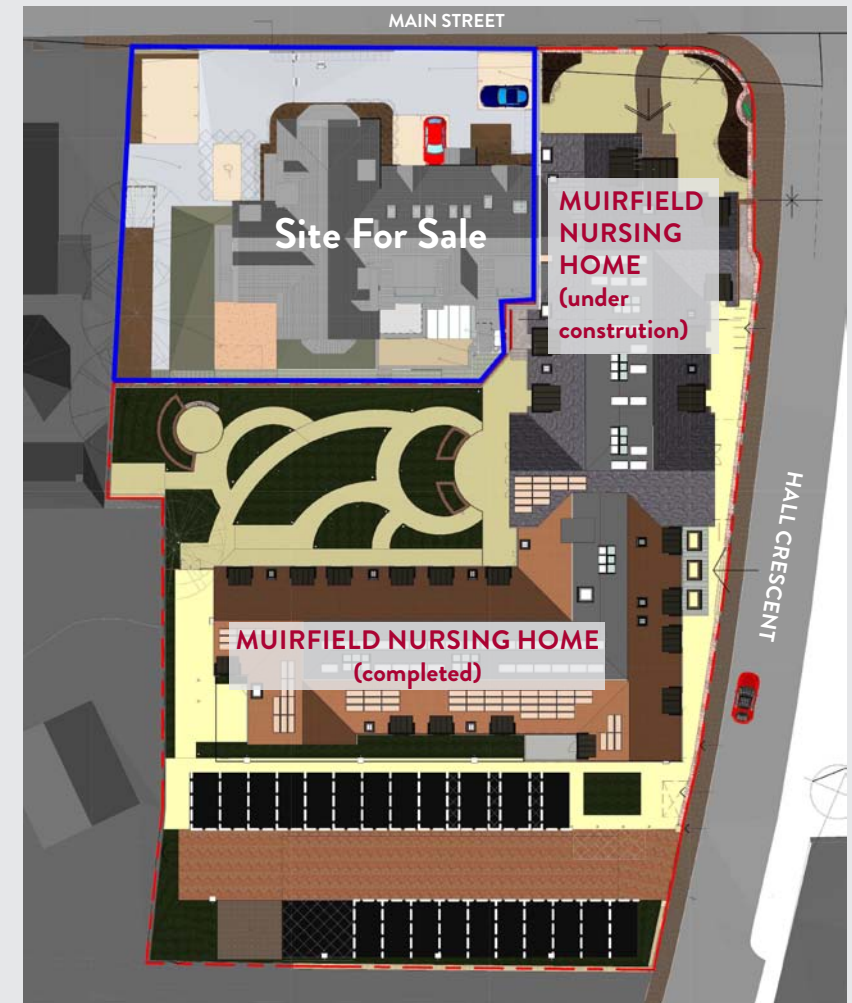
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Proposed Site Plan

PLANNING

Planning has been submitted for 8 apartments

Planning Ref. No: 16/00608/P

Affordable Housing: a commuted sum of £90,800 has been agreed with East Lothian Council

Planning Gain: Education contribution - £7,140 per unit, totalling £57,120.

Planning advisor: Scott Hobbs Planning:

Contact: Paul Scott - ps@scotthobbsplanning.com / 0131 226 7225

All planning enquiries should be directed to East Lothian Council Planning Department on 01620 827 216 or environment@eastlothian.gov.uk

RESIDENTIAL SCHEME

The scheme for 8 apartments has been prepared by Gilbert Architects.

Contact: Kelvin Donaldson - kwd@gilberts.co.uk / 0131 247 3100

Name	Area	
	Sq.m	Sq.ft
Flat 1	151.91	1,635
Flat 2	142.99	1,539
Flat 3	143.59	1,546
Flat 4	133.42	1,436
Flat 5	91.82	988
Flat 6	48.54	522
Flat 7	118.45	1,275
Flat 8	91.00	980
Total	921.72	9,921

Parking: the submitted scheme includes 8 private parking spaces. The final parking arrangement will be subject to agreement with the planning department.

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PRICE

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CLOSING DATE

A Closing Date has been set for Friday 23rd February at 12 noon.

All offers should be submitted to Scarlett Land and Development.

Subject to planning offers are anticipated, based on the submitted scheme for 8 units.

The property will be sold with vacant possession.

CONTACT

For further information, please contact:

Will Scarlett

Director

Scarlett Land and Development Ltd

07768 146 642

will@scarlettdev.co.uk

www.scarlettdev.co.uk

VAT

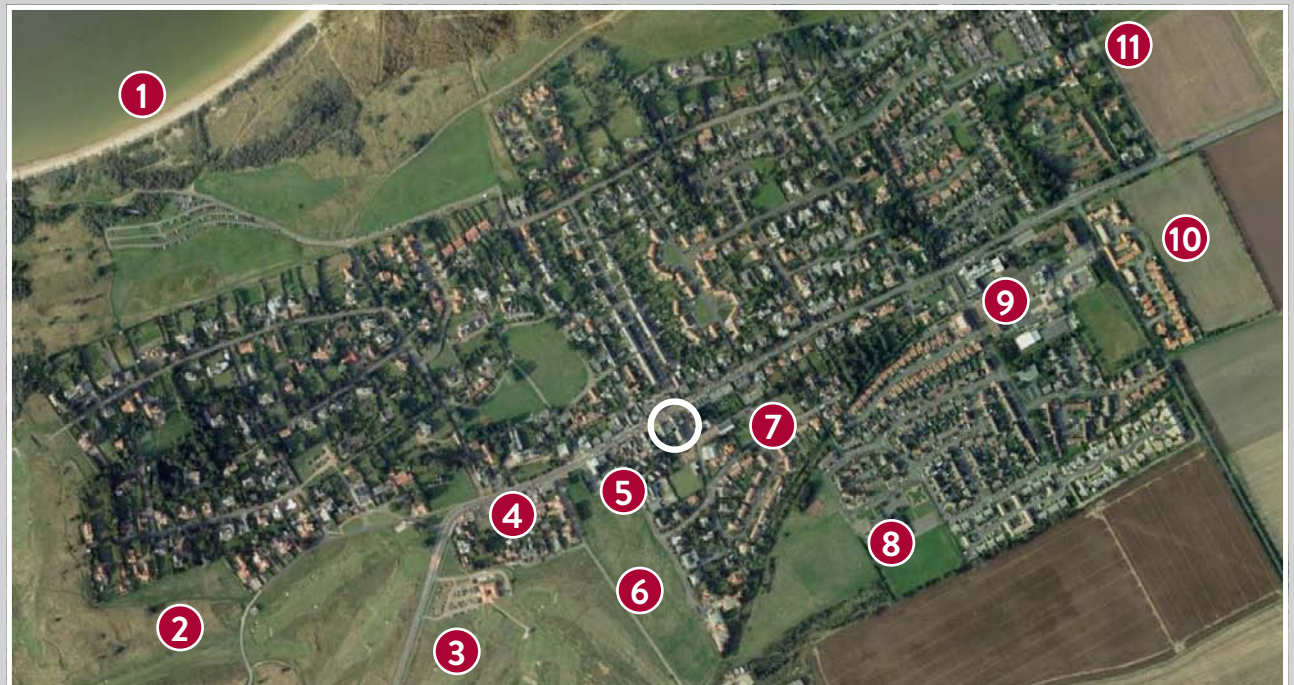
We have been advised that this site has not been elected for VAT.

WEBSITE

Further details can be found on website at www.scarlettdev.co.uk/developments/gullane

VIEWINGS

For viewing arrangements please contact the selling agent.



- | | | |
|----------------------|---|---|
| 1. Gullane Bents | 5. The Old Clubhouse (restaurant) | 9. CALA - Marine Rise |
| 2. Gullane No. 1 | 6. Gullane Childrens Course | 10. CALA - Fenton Gait |
| 3. Gullane No. 2 | 7. Gullane Tennis Courts/Medical Centre | 11. Greywalls Hotel/Muirfield Golf Course |
| 4. Co-op Supermarket | 8. Gullane Primary School | |

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